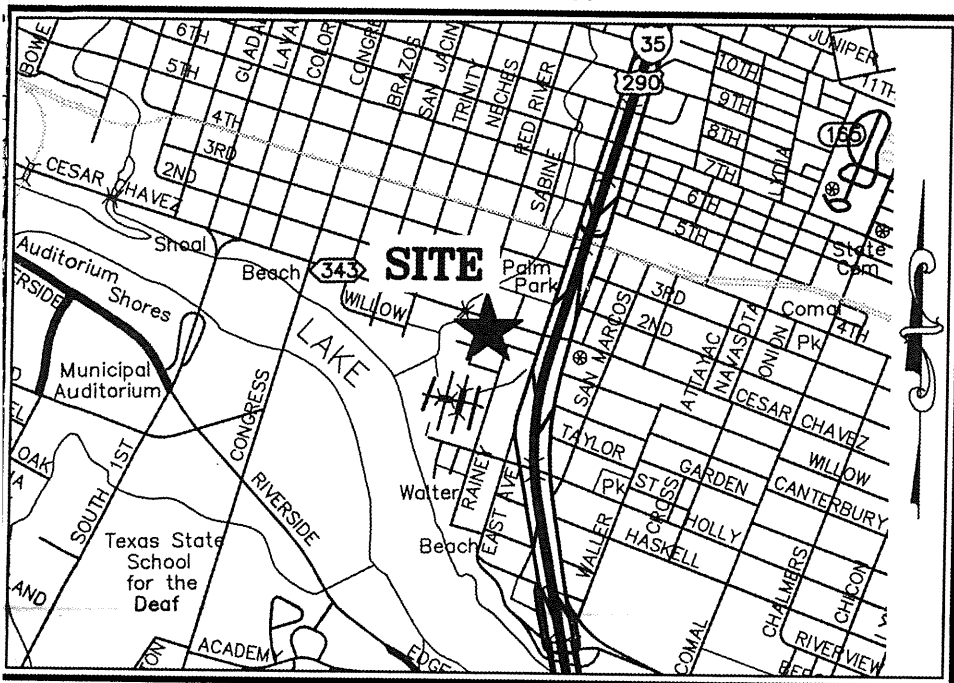


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0028.0A**PC DATE:** 2/23/16**SUBDIVISION NAME:** NEC Davis Street and Red River Street; Amended Plat**AREA:** .73 acres**LOT(S):** 1**OWNER/APPLICANT:** Endeavor Real Estate Group; SP Meadows West, Ltd (David Roche)**AGENT:** Big Red Dog Engineering**ADDRESS OF SUBDIVISION:** 91 Red River Street**GRIDS:** MJ21**COUNTY:****WATERSHED:** Waller Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:****MUD:** N/A**NEIGHBORHOOD PLAN:** Downtown**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for the approval of NEC Davis Street and Red River Street; Amended Plat. The proposed plat is composed of 1 lot on .73 acres.**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:**

PC 11480980

VICINITY MAP

SCALE: 1" = 2000'

**BEARING BASIS:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000566809241.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 3, 2014.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0465H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | EXISTING PROPERTY LINES |
| | EXISTING EASEMENTS |
| | PROPOSED SIDEWALK |
| | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| | IRON ROD WITH "LAI" CAP FOUND (UNLESS NOTED) |
| | MAG WITH "WARD-5811" WASHER SET |